

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 10-20-03

59

AGENDA SECTION: PUBLIC HEARINGS – Continued Item	ORIGINATING DEPT: PLANNING	ITEM NO. E-1
ITEM DESCRIPTION: Final Plat #99-24 to be known as Essex Estates 5 th Subdivision		PREPARED BY: Brent Svenby, Planner

October 15, 2003

Planning Department Review:

See attached staff report dated October 15, 2003 recommending approval subject to the following conditions:

1. The owner shall pay all outstanding development related charges for SAC, WAC, Stormwater Management, etc., prior to the recording of the final plat documents.
2. The owner shall execute and provide a warranty deed to the City that will transfer Ownership of Outlots A and B, prior to the recording of the final plat documents.
3. Prior to recording of the Plat the Owner shall provide to the City a meets and bounds legal description for a 30 foot wide drainage, access, and pedestrian trail easement connection between Londonberry Drive NW and Outlot B. The City will prepare and record the drainage, access, and pedestrian trail easement document. Owner shall pay \$70.03 for the preparation and recording of the easement document. The Owner shall include on the Final Plat the description and document number of the 30 foot wide drainage, access, and pedestrian trail easement.
4. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 26, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
5. The roadway named Kingston Lane NW shall be renamed with a name approved by the GIS/Addressing Staff. The proposed named Kingston Lane is in conflict with the roadway named Kinston Place NW found in Kingsbury Hills Subdivision.

Council Action Needed:

1. A resolution approving the plat can be adopted.

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 20, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Yaggy Colby Associates.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

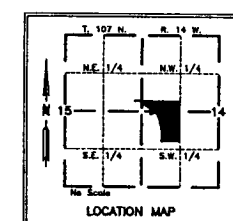
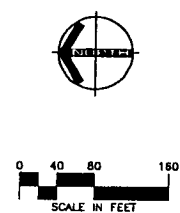
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ESSEX ESTATES FIFTH SUBDIVISION

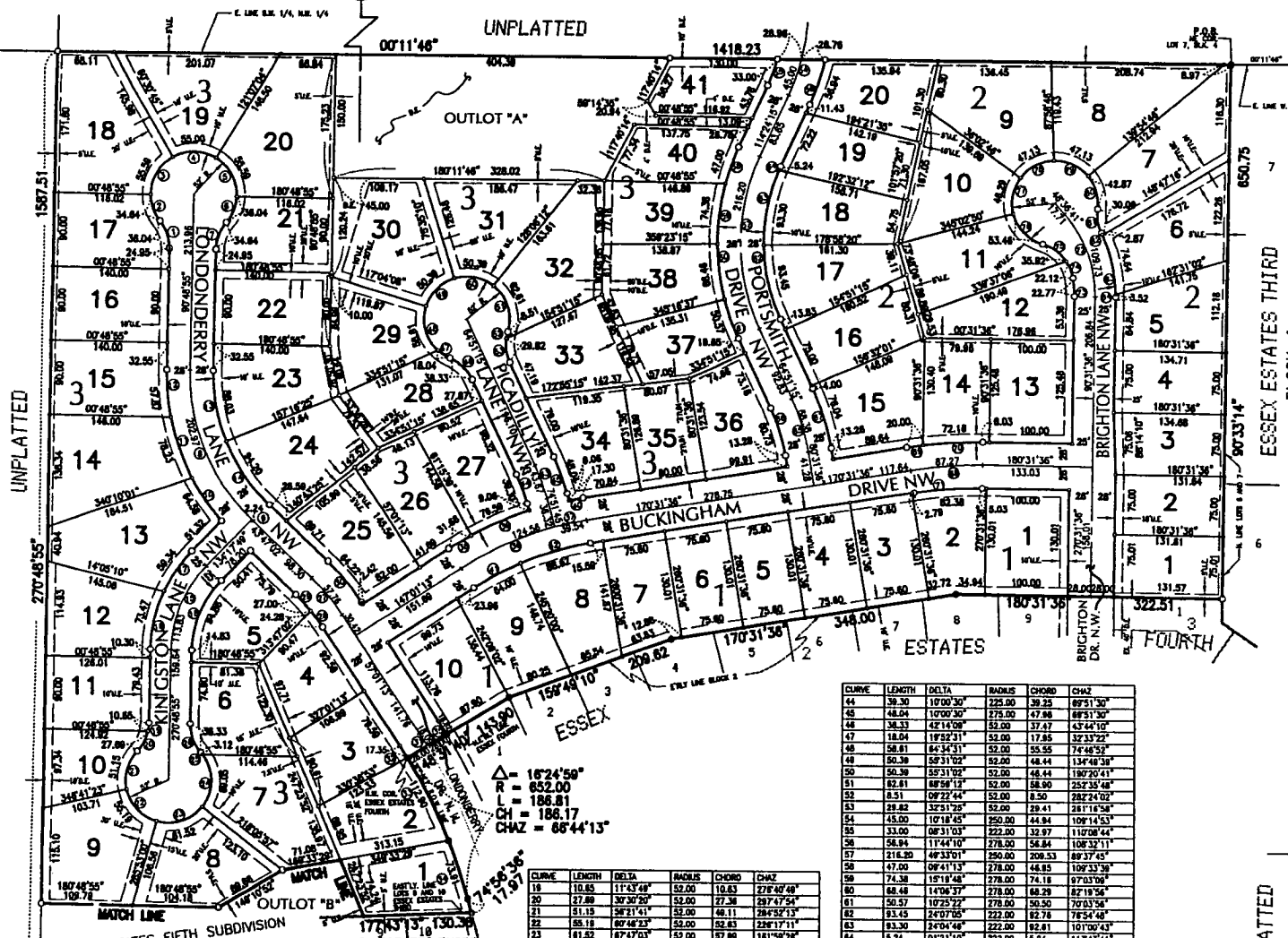
YAGGY COLBY ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
TEL: 781-388-8000
FAX: 781-388-8001
WWW.INFOYAGGY.COM



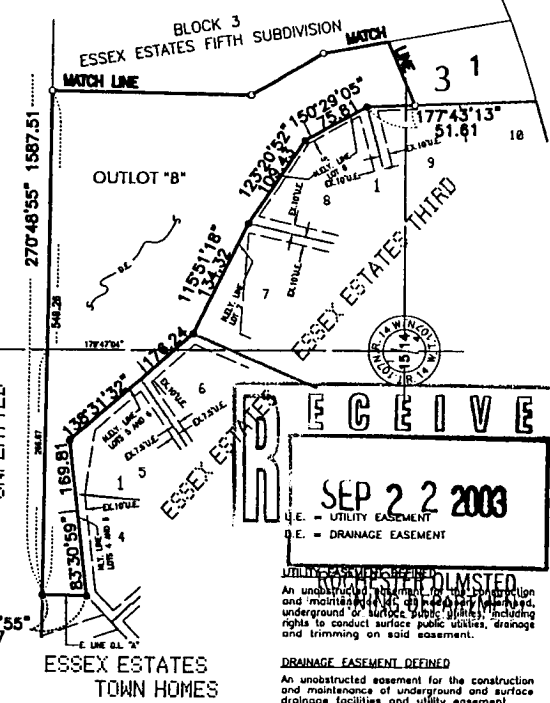
- MONUMENTS**
- SET 1/2" REBARS
 - SET 3/4" IRON PIPES
 - FOUND MONUMENTS (PIPE, ROD, ETC...)
- ALL MONUMENTS SET HAVE A PLASTIC CAP STAMPED L.S. 2242Z
- BEARINGS**
- Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



Δ = 16°24'59"
R = 652.00
L = 186.81
CH = 186.17
CHAZ = 86°44'13"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	38.04	36°42'54"	52.00	36.33	70°57'28"
2	34.84	28°09'54"	52.00	34.00	70°10'57"
3	55.98	81°14'51"	52.00	52.88	118°53'20"
4	55.00	80°38'18"	52.00	52.48	180°48'50"
5	55.98	81°14'51"	52.00	52.88	241°44'30"
6	34.84	28°09'54"	52.00	34.00	281°28'52"
7	38.04	36°42'54"	52.00	36.33	290°40'22"
8	202.87	48°31'08"	250.00	192.45	67°33'52"
9	2.24	0°30'07"	250.00	2.24	42°02'50"
10	64.58	13°18'58"	278.00	64.44	58°06'41"
11	78.23	16°07'22"	278.00	77.97	70°48'40"
12	57.87	11°55'54"	278.00	57.78	84°51'08"
13	68.03	22°43'14"	222.00	67.46	78°27'18"
14	64.20	24°18'58"	222.00	63.48	68°49'11"
15	113.83	43°28'54"	150.00	111.12	112°33'32"
16	73.47	43°03'18"	175.00	72.83	102°50'33"
17	58.34	18°25'38"	175.00	58.05	134°34'58"
18	84.86	43°28'54"	125.00	82.80	112°33'32"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
19	10.85	11°43'48"	52.00	10.83	278°40'48"
20	27.88	30°30'50"	52.00	27.38	287°47'54"
21	51.15	58°21'41"	52.00	46.11	284°52'13"
22	58.18	60°40'22"	52.00	52.80	181°58'28"
23	81.82	87°17'03"	52.00	82.83	228°17'11"
24	68.05	78°04'54"	52.00	64.08	80°03'28"
25	3.12	0°38'18"	52.00	3.12	50°17'54"
26	36.33	42°14'08"	52.00	37.47	89°41'50"
27	57.78	13°14'14"	250.00	57.83	50°23'32"
28	24.28	08°16'01"	222.00	24.27	53°53'12"
29	27.00	08°58'10"	222.00	26.86	61°16'07"
30	84.22	13°14'11"	278.00	84.08	50°23'32"
31	18.09	01°31'28"	880.00	18.09	57°46'48"
32	17.35	01°31'29"	852.00	17.35	57°46'48"
33	112.80	08°55'17"	652.00	112.76	63°29'23"
34	73.81	08°28'42"	652.00	73.87	71°41'52"
35	18.82	01°31'24"	708.00	18.82	57°46'48"
36	124.58	17°50'32"	400.00	124.08	152°56'28"
37	36.54	05°39'51"	400.00	36.53	187°41'41"
38	31.68	04°14'28"	428.00	31.87	148°06'28"
39	78.50	10°15'11"	428.00	78.46	158°23'15"
40	17.30	02°18'25"	428.00	17.38	168°23'08"
41	64.00	09°51'25"	372.00	63.82	151°26'58"
42	88.82	13°38'57"	372.00	88.41	183°42'07"
43	43.87	10°00'30"	250.00	43.81	89°51'30"



RECEIVED

SEP 22 2003

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

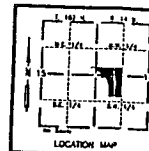
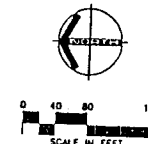
UTILITY EASEMENT

An unobstructed easement for the installation and maintenance of water, sewer, gas, electric, underground or surface public utilities, including rights to conduct surface public utilities, drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

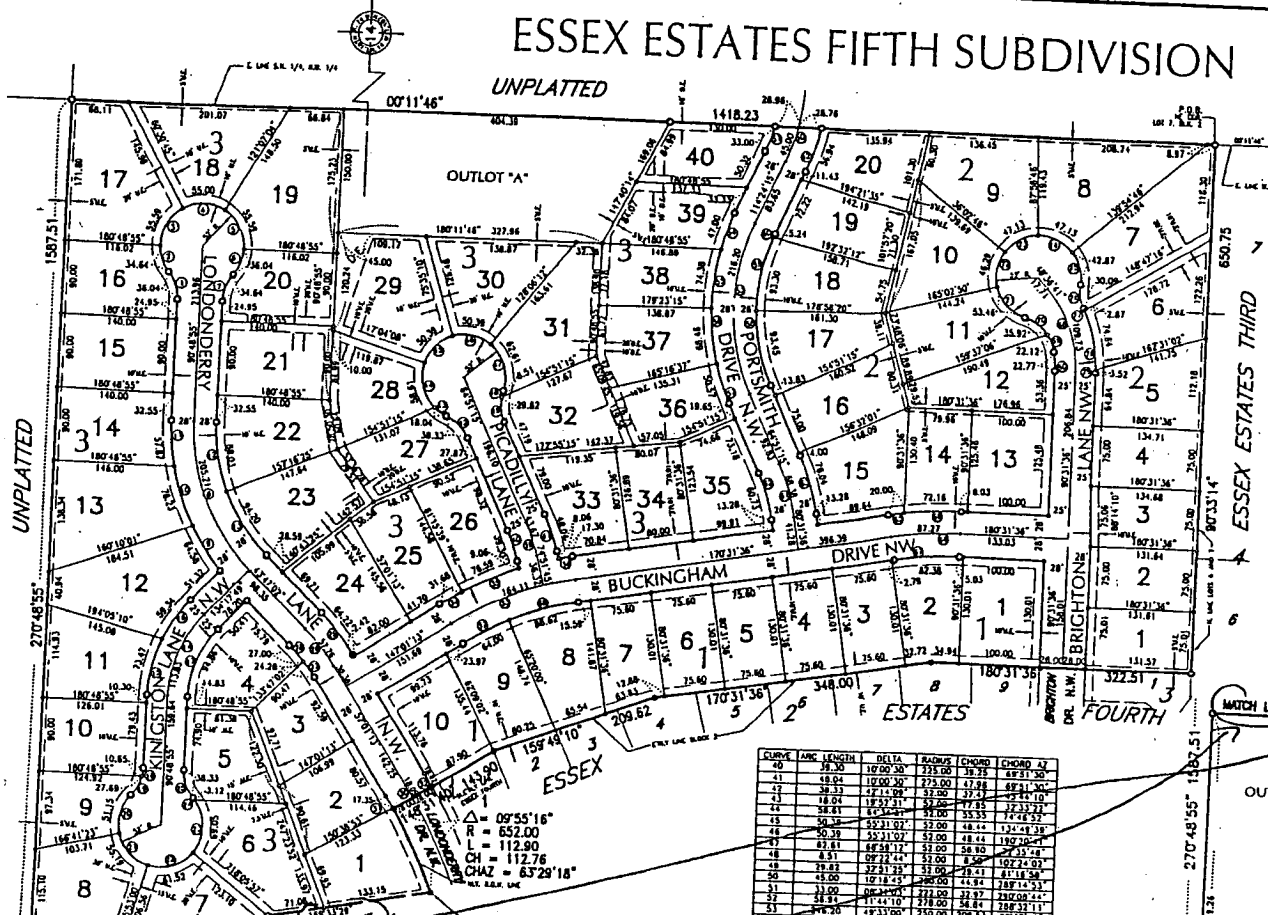
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

ESSEX ESTATES FIFTH SUBDIVISION



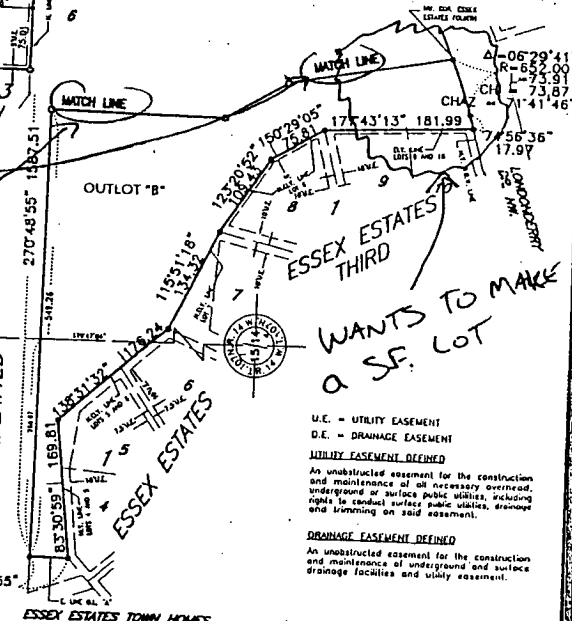
- MONUMENTS**
- SET 1/2" REBARS
 - SET 3/4" IRON PIPES
 - FOUND MONUMENTS (PIPE, ROD, ETC...)
- All monuments set have a plastic cap stamped L.S. 22422

BEARINGS
 All bearings are Minnesota State Plane Grid
 All monuments measured to the right from grid north.



CURVE	ARC LENGTH	DELTA	RADIUS	CHORD	CHORD AZ
41	48.04	100.00	225.00	39.25	69.31°30"
42	38.33	47.14°29"	52.00	37.88	49.31°30"
43	18.04	17.57°31"	52.00	17.95	22.33°31"
44	18.04	41.54°44"	52.00	33.35	17.44°52"
45	50.38	52.31°02"	52.00	48.44	134.48°18"
46	50.38	32.31°02"	52.00	48.44	180.70°18"
47	8.51	09.35°44"	52.00	8.60	25.15°44"
48	8.51	09.35°44"	52.00	8.60	25.15°44"
49	29.83	32.81°29"	52.00	29.41	81.18°28"
50	45.00	10.14°10"	52.00	44.94	149.45°31"
51	33.00	06.46°05"	52.00	32.84	128.51°31"
52	58.91	17.44°10"	278.00	58.84	288.33°11"
53	58.91	17.44°10"	278.00	58.84	89.37°45"
54	17.00	09.41°12"	278.00	16.98	109.31°30"
55	74.38	15.19°48"	278.00	74.18	97.03°04"
56	42.18	10.08°28"	278.00	42.00	70.04°28"
57	50.57	10.25°22"	278.00	50.29	87.19°56"
58	83.45	24.07°05"	278.00	82.78	113.43°41"
59	5.24	01.17°10"	278.00	5.21	113.43°41"
60	101.00	24.94°46"	278.00	100.70	101.00°43"
61	88.34	15.40°31"	250.00	88.17	95.41°23"
62	60.73	15.40°31"	278.00	60.54	79.41°23"
63	78.06	19.02°11"	278.00	77.81	79.41°23"
64	87.97	10.00°00"	508.00	87.78	171.1°38"
65	20.00	07.10°11"	528.00	19.89	171.34°41"
66	72.18	02.44°42"	528.00	72.10	138.38°41"
67	87.38	12.00°00"	528.00	87.18	128.38°41"
68	106.73	47.51°53"	528.00	106.30	106.73°08"
69	33.33	12.22°18"	32.00	33.25	87.24°17"
70	33.33	12.22°18"	32.00	33.25	87.24°17"
71	53.48	34.24°15"	52.00	53.21	35.35°31"
72	47.13	5.14°00"	52.00	47.00	47.13°00"
73	47.13	30.24°54"	52.00	47.17	100.22°18"
74	47.13	30.24°54"	52.00	47.17	100.22°18"
75	27.87	06.54°21"	75.00	27.83	20.41°11"
76	30.09	27.73°58"	32.00	30.04	73.11°41"
77	2.87	00.54°21"	75.00	2.87	47.23°54"
78	74.84	27.26°19"	75.00	74.08	77.09°19"
79	3.52	0.00°00"	75.00	3.52	89.57°07"
80	22.77	10.24°00"	125.00	22.64	89.19°31"

CURVE	ARC LENGTH	DELTA	RADIUS	CHORD	CHORD AZ
1	35.04	38.42°35"	52.00	35.13	70.21°35"
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6	35.04	38.42°35"	52.00	35.00	70.10°37"
7	35.04	38.42°35"	52.00	35.00	70.10°37"
8	35.04	38.42°35"	52.00	35.00	70.10°37"
9	35.04	38.42°35"	52.00	35.00	70.10°37"
10	35.04	38.42°35"	52.00	35.00	70.10°37"
11	35.04	38.42°35"	52.00	35.00	70.10°37"
12	35.04	38.42°35"	52.00	35.00	70.10°37"
13	35.04	38.42°35"	52.00	35.00	70.10°37"
14	35.04	38.42°35"	52.00	35.00	70.10°37"
15	35.04	38.42°35"	52.00	35.00	70.10°37"
16	35.04	38.42°35"	52.00	35.00	70.10°37"
17	35.04	38.42°35"	52.00	35.00	70.10°37"
18	35.04	38.42°35"	52.00	35.00	70.10°37"



UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
UTILITY EASEMENT DECLINED
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct surface public utilities, drainage and lighting on said easement.

DRAINAGE EASEMENT DECLINED
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

ESSEX ESTATES FIFTH SUBDIVISION

SHEET NO. 2 OF 2

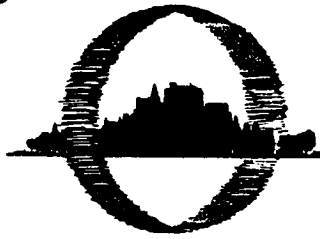
FINAL PLAT APPROVED IN 2000

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: October 15, 2003

RE: Final Plat #99-24 to be known as Essex Estates 5th Subdivision.

Planning Department Review:

Applicant/Owner:

North American Realty, Inc.
Attn: Franklin Kottschade
3800 Highway 52 North
Rochester, MN 55901

Surveyors/Engineers:

Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments:

1. Park and Recreation Department
2. Planning Department – Wetland LGU
3. Planning Department – Addressing
4. RPU Operations Division
5. RPU Water Division
6. Rochester Public Works Department

Report Attachments:

1. Referral Comments (3 Letters)
2. Location Map
3. Copy of Preliminary Plat
4. Copy of Final Plat

Plat Data:

Location of Property:

The property is located east of Essex Parkway NW, north of the Aldrich Memorial Nursery School and the Realife Cooperative.

Zoning:

This property is zoned R-1 (Mixed Single Family) district in the City of Rochester.

Proposed Development:

This development consists of 28.2 acres of land to be subdivided into 71 lots for single family development and 2 outlots.

Streets:

This plat dedicates right-of-way for six roadways. The first roadway is the continuation of Londonderry Drive

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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NW. The roadway ends as a cul-de-sac. It is designed with a 32' roadway on a 56' right-of-way. The cul-de-sac is also designed with a 52' cul-de-sac bulb radius.

The second roadway is Kingston Lane NW which is a cul-de-sac. This roadway extends off of Londonderry Lane NW. The roadway is designed with a 29' wide surface on a 50' right-of-way. The cul-de-sac is also designed with a 52' cul-de-sac bulb radius.

The third roadway is the continuation of Brighton Drive NW. The roadway ends as a cul-de-sac. It is designed with a 33' wide surface on a 56' right-of-way. The cul-de-sac is designed with a 52' cul-de-sac bulb radius.

The fourth roadway is Buckingham Drive NW, which connects Brighton Lane and Londonderry Lane. It is designed with a 33' wide surface on a 56' right-of-way.

The fifth roadway is Picadilly Lane, which is a cul-de-sac extending east off of Buckingham Drive NW. The roadway is 29' wide surface on a 50' right-of-way. The cul-de-sac is designed with a 52' cul-de-sac bulb radius.

The sixth roadway is Portsmouth Drive NW which extends to the east off of Buckingham Lane NW. This roadway will stop currently at the property boundary but will continue to the east when the property is developed. The roadway is 33' wide surface on a 56' right-of-way.

Sidewalks:

In accordance with current City policy, sidewalk is required along both sides of all roadways.

Drainage:

The elevations of this site range from 990' in the northwest corner of the plat to 1,020' in the southern portion of the plat. The plat is designed to convey storm water to the detention pond located in the outlots.

Wetlands:

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. The maps do not indicate the presence of wetlands on this property.

Public Utilities:

Water and sewer have been extended from an existing line in Cornwall Drive NW. A 10-foot utility easement is shown on the front of each lot on the plat.

Spillover Parking:

The spillover parking requirements for this

development would be 84 parking spaces. The proposed roadways should be adequate to accommodate the required spillover spaces.

Parkland Dedication:

There is no parkland located within this plat. Parkland dedication for this area was met in a 1990 agreement between the City and North American Realty.

General Development Plan:

The land involved in this preliminary plat was part of the concept plan for a Planned Unit Development approved by the council on July 16, 1990. The final plat is generally consistent with the preliminary plat approved for the area.

Preliminary Plat:

A preliminary plat for this property was approved by the City Council on July 19, 1999 with the following conditions:

1. ***The preliminary plat be revised to loop the Londonderry and Buckingham cul-de-sacs roads together.***
2. ***The applicant dedicates Outlot B to the City of Rochester.***
3. ***The storm water management plan for this property needs to address the impacts on the downstream residents. Any ponds serving less than 50 developable acres are considered private and will need ownership and maintenance agreements.***
4. ***The roadway names "Buckingham Lane NW" and "Brighton Lane NW" be changed to "Buckingham Place NW" and "Brighton Drive NW".***
5. ***The Rochester Public Utilities Water Division approves the needed locations for utility easements for water main extensions and water main looping.***
6. ***The fire hydrant locations on the cul-de-sac be located closer to the 3 o'clock and 9 o'clock positions to ensure that they are not obstructed by snow removal piles.***

Planning Staff and Recommendation:

The final plat for Essex Estates Fifth Subdivision was approved on May 1, 2000 with the 5 conditions.

1. ***Prior to the recording of the final plat documents, a Stormwater Maintenance and Ownership Agreement must be executed by the Owner for the stormwater facilities proposed on Outlot A. A drainage easement be provided over Outlots A & B.***
2. ***The applicant dedicates Outlot B to the City of Rochester.***
3. ***An easement for a temporary turn-around at the easterly end of Portsmouth Drive NW must be executed with the City Public Works Department prior to the recording of the final plat documents.***
4. ***Prior to the recording of the final plat documents, the grading and drainage plan must be approved by the City of Rochester Public Works Department.***

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5. The roadway names be revised as follows:

- **Add the directional of NW to Picadilly Lane.**
- **Reposition text on the plat to illustrate Brighton Lane NW east of Buckingham Drive NW, and Brighton Drive NW west of Buckingham Drive NW.**
- **Reposition text on the plat to illustrate Londonderry Lane NW east of Buckingham Drive NW, and Londonderry Drive NW west of Buckingham Drive NW.**

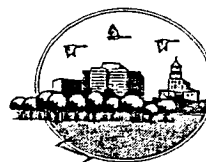
The final plat documents were never recorded however the infrastructure has been completed. In the approved final plat outlot B has frontage on Londonderry Drive NW. There is a stormwater management pond located on this outlot which was required to be dedicated to the City. Its dedication has not occurred yet because the plat was never recorded. The applicant is now proposing to split Outlot B to create an additional single family lot fronting Londonderry Drive NW. Since the final plat was never recorded, the applicant was advised to file a revised final plat to be brought back to the City Council. In discussions with the City Park and Recreation Department, the applicant was informed that the park department would want access to the to the park (located to the north of the proposed subdivision) from this subdivision through Outlot B on the previously approved plat. In addition to park access, access for maintenance of the pond is needed. The proposed revised final plat doesn't provide either of the requested items from the City. The plat does have a 30' drainage easement that leads to Outlot B.

The Planning Staff has reviewed the submitted final plat and finds that it is generally consistent with the approved preliminary plat and previously approved final plat with the exception of Outlot B not having frontage on Londonderry Drive NE. The staff would then recommend approval subject to the following conditions:

- 1. The owner shall pay all outstanding development related charges for SAC, WAC, Stormwater Management, etc., prior to the recording of the final plat documents.**
- 2. The owner shall execute and provide a warranty deed to the City that will transfer Ownership of Outlots A and B, prior to the recording of the final plat documents.**
- 3. Prior to recording of the Plat the Owner shall provide to the City a meets and bounds legal description for a 30 foot wide drainage, access, and pedestrian trail easement connection between Londonberry Drive NW and Outlot B. The City will prepare and record the drainage, access, and pedestrian trail easement document. Owner shall pay \$70.03 for the preparation and recording of the easement document. The Owner shall include on the Final Plat the description and document number of the 30 foot wide drainage, access, and pedestrian trail easement.**
- 4. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 26, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.**
- 5. The roadway named Kingston Lane NW shall be renamed with a name approved by the GIS/Addressing Staff. The proposed named Kingston Lane is in conflict with the roadway named Kinston Place NW found in Kingsbury Hills Subdivision.**



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: September 26, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

RE: **ESSEX ESTATES FIFTH
FINAL PLAT #99-24**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1420.00 (71 LOTS/ADDRESSES)

GIS IMPACT FEE: \$ 565.00 (73 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the final plat has turned up the following ADDRESS or ROADWAY related issues:

1. The roadway named KINGSTON LANE NW is in conflict with the roadway KINSTON PLACE NW found in Kingsbury Hills Subdivision.

RECOMMENDATION: Rename the roadway, but keep the roadway type Lane and the directional of NW.



ROCHESTER PARK AND RECREATION
DEPARTMENT

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MEMORANDUM

September 26, 2003

To: Jennifer Garness
Planning

RE: Essex Estates 5th
Final Plat #99-24

Acreage	28.2 acres
Number of Dwelling Units	71 units
Dwelling Unit Density	2.52 units/acre
Density Factor10
Dedication Requirement	2.82 acres

The parkland dedication requirements for this plat have been met via the September 20, 1990 agreement between the City and North American Realty. This agreement included the dedication of 7.0 acres of land to the City by the applicant.

The applicant has contacted the Park Department regarding the need to grade 30' of park property adjacent to Lots 13-17 Block 3 in order to provide a better property line transition. The grading of park property will be permitted via temporary obstruction permit issued by the park department.

The GDP indicates that Outlot B should extend to Londonberry Drive. There should be a minimum 30' access of Outlot B to Londonberry Drive. This dedicated access to provide pedestrian / trail access to Essex Park as well as maintenance access to the stormwater ponds to be located on Outlot B. Public access to Essex Park cannot occur on the 30' UE as shown.

Applicant:
North American Realty
3800 Highway 52 North

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 09/30/03

The Department of Public Works has reviewed the application for Final Plat #99-24 for Essex Estates Fifth Subdivision. The following are Public Works comments on this request:

1. A City-Owner Contract has been executed for this Property.
2. The Owner shall pay all Outstanding development related charges for SAC, WAC, Stormwater Management, etc., prior to recording the final plat for this Property.
3. The Owner shall execute and provide a warranty deed to the City that will transfer Ownership of Outlots 'A' & 'B', prior to recorded the Final Plat. The City will then record the deed(s) once the plat has been recorded.
4. As presently described on the Plat the easement from Londonberry Lane NW does not provide access for general maintenance of Outlot 'B'. Access to Outlot 'B' from Londonberry Ln NW shall be dedicated on the Final Plat.